



Post Office Corner, Stutton
£385,000

Property Overview

- THREE BEDROOM DETACHED HOME
- SINGLE GARAGE AND DRIVEWAY PARKING
- LIVING ROOM WITH FEATURE FIREPLACE
- ORWELLS KITCHEN
- GOOD SIZED BEDROOMS
- ENCLOSED GARDEN
- NO ONWARD CHAIN
- VIEWING ADVISED

Set within the sought after village of Stutton, this well presented three bedroom detached home offers comfortable and well balanced accommodation, combining practical family living with a private rear garden, driveway parking and a single garage.

The property is entered via a welcoming entrance hallway, providing access to a convenient ground floor cloakroom. The kitchen offers a range of base and wall mounted units with space for a small dining table, making it an excellent everyday family space. The generous sitting room features an open fireplace, creating an attractive focal point and a comfortable space for relaxing.

The first floor comprises three well proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom fitted with a bath and overhead power shower.

Outside, the enclosed rear garden provides a pleasant space for relaxing or entertaining during the warmer months. To the front, a driveway provides off road parking and leads to the single garage, offering useful storage or additional parking.





Property Setting

Stutton is a highly regarded Suffolk village, set within attractive countryside close to the banks of the River Stour and surrounded by some of the area's most picturesque rural and coastal scenery. The village offers a wonderful balance of peaceful village living and day-to-day convenience, making it especially appealing for families, commuters, walkers and those looking to enjoy a slower pace of life without feeling isolated.

At the heart of the village is a strong sense of community, with a well-supported community shop providing everyday essentials, together with popular local public houses and village facilities. Stutton also has its own primary school, while older children are well served by nearby Holbrook Academy, a respected secondary school within easy reach.



The surrounding area is particularly appealing for those who enjoy the outdoors. Alton Water Reservoir is close by and offers a superb setting for walking, cycling, sailing, paddleboarding and family days out, while the nearby River Stour provides beautiful riverside walks, wildlife and sailing opportunities. The wider Shotley Peninsula and Dedham Vale are also easily accessible, offering a wealth of countryside, estuary and village landscapes to explore.

For commuters, Manningtree railway station is within convenient reach and provides direct mainline services to London Liverpool Street, making the village a practical choice for those needing access to the capital. Road links are also excellent, with the A137 providing routes towards Ipswich, Manningtree and Colchester, while the A12 is accessible for onward travel throughout East Anglia and beyond.

The area is also well placed for independent schooling, with Ipswich and Colchester offering a further choice of highly regarded schools, including Royal Hospital School nearby at Holbrook. Combining countryside charm, community spirit, strong schooling and excellent access to transport links, Stutton remains one of the most desirable villages on the Suffolk/Essex border.

Important Information:

Tenure - Freehold
Council Tax - Band D
Services Connected - Electric/Water/Drainage & LPG Gas
Heating - LPG Gas fired radiators
Mobile - O2 - Excellent, Vodafone - Excellent, Three - Great, EE - Excellent (Via Ofcom)
Broadband - Superfast broadband is available
Please note: Some images have been digitally staged to illustrate how rooms may look when furnished. They are intended for illustrative purposes only. For an accurate assessment of room sizes and layouts, we recommend an internal inspection.



Floor Plan



Approximate Gross Internal Area
 Main House 1040 sq ft (97 sq m)
 Garage 160 sq ft (15 sq m)
 Total 1200 sq ft (111 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuation. Copyright: www.photosgroup.co.uk



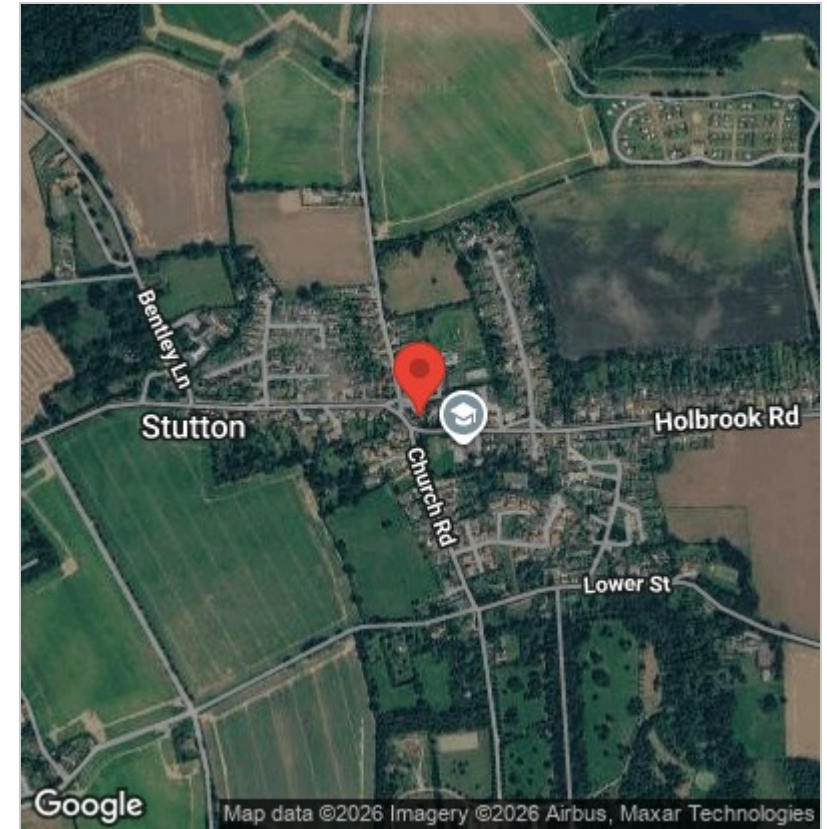
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

